



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 1, 2021
2111-PUD-27
Exhibit 1

Petition Number: 2111-PUD-27

Project Name: TowneRun

Subject Site Address: Northwest corner of West 146th Street and Towne Road (the "Property")

Petitioner: LOR Corporation

Representative: Church Church Hittle + Antrim

Request: A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-family

Current Land Use: Agriculture

Approximate Acreage: 26.94 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Hub Layout
5. Proposed Ordinance 21-45
6. Mixed Use Character Exhibits
7. Townhome Elevations
8. Narrative Statement
9. Public Comment
10. Neighborhood Meeting Summary

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the October 11, 2021, City Council meeting. The petitioner hosted a neighbor meeting on Monday, October 25, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 10**. The petition will receive a public hearing at the November 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the Northwest corner of West 146th Street and Towne Road (see **Exhibit 2**).

Underlying Zoning District: The proposed PUD Ordinance contains three different Hubs, for which the underlying zoning is:

Hub	Underlying Zoning
Mixed Use Hub	LB: Local and Neighborhood Business District
Townhome Hub	SFA: Single-family Attached District
Lifestyle Amenities Hub	SFA: Single-family Attached District

Permitted Uses: The proposed ordinance permits only the following uses:

Mixed Use Hub:

- A. Bed and Breakfast (B&B) *
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

* Not permitted in Local Business districts by UDO (13.2)

Townhome Hub: A maximum of 180 Townhouse Dwellings. The UDO permits Duplex Dwelling, triplex Dwelling, Quadraplex Dwelling, and Development Amenities in Single-family Attached districts (UDO 4.9(B)).

Lifestyle Amenities Hub: Development Amenities, a permitted use in the UDO (4.9(B)).

General Regulations for the Mixed Use Hub: The table below outlines the proposed lot standards as compared to the UDO's requirements for Local Business district lots (the proposed underlying zoning).

Standard	Mixed Use Hub	UDO (LB)	
Minimum Building Setback	No setback requirements	Front	60 ft
		Side: Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the	15 ft

		Alley's edge of pavement of Right-of-way line, whichever is greater.	
		Rear	20 ft
Maximum Building Height	3 stories	45 ft	

General Regulations for the Townhome Hub: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhome Hub		UDO (SFA)	
Minimum Lot Area	No minimum		No minimum	
Minimum Lot Frontage	No minimum		No minimum	
Maximum Dwellings	Six (6) per building		Four (4) per building	
Minimum Building Setback Lines	Front Yard	20 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	0 ft	Side Yard	No equivalent standard
	Rear Yard	0 ft	Rear Yard	No equivalent standard
	Shall Not Apply		Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	20 ft		Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply; no building shall be constructed within 60 ft of AG-SF1 district.		No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Lot Coverage	No maximum		No equivalent standard	
Minimum Lot Width	No minimum		No equivalent standard	
Maximum Building Height	3 stories		35 feet	

Minimum Living Area	1500 sf	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
		Single-story	1,300 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

General Regulations for the Lifestyle Amenities Hub: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Lifestyle Amenities Hub		UDO (SFA)	
Minimum Building Setback Lines	West Property Line	60 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Other Property Lines	0 ft		
				Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.

Buildings in Lifestyle Amenity Hub will include gazebos, picnic shelters, and similar amenity structures.

Overlay Districts: Architectural standards that apply to properties in the State Highway 32 Overlay District will also apply to the Mixed Use Hub, per the proposed ordinance.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: Receptacles and Loading Areas will be permitted in Established Front Yards, except along 146th Street and Towne Road. The UDO (6.1(H)(2)) does not permit garbage enclosures in any Established Front Yard.

Architectural Standards:

- **Mixed Use Hub:** The architectural standards of the State Highway 32 Overlay District (UDO 5.3(K)) will apply to the Mixed Use Hub instead of UDO 6.3(F).
- **Townhome Hub:** The Multi-Family Residential architectural standards in UDO 6.3(E) will apply and Townhomes shall be in substantial compliance with the Townhome Elevations. The elevations will prevail where they conflict with the UDO standards. Building materials will be as described in the UDO, but vinyl and aluminum siding are prohibited. Each unit will have an attached two-car garage, as required in SFA districts by the UDO (6.3(C)(4)).

Landscape Standards:

- **Street Trees:** The PUD exempts the UDO's street tree requirements. Per the UDO, this requirement would only apply to residential areas.

- **External Street Frontage:** External Street Frontage requirements shall not apply. The UDO (6.8(M)) would require:
 - o Residential uses: a landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
 - o Nonresidential uses: a landscaped area at least 10 feet deep with a minimum of 3 shade or evergreen trees, 2 ornamental trees, and 25 shrubs per 100 lineal feet.
- **Buffer Yards:** A buffer yard will be provided abutting existing AG-SF1 districts. The Petitioner is still working on the details of the buffer yard with the neighbors to the west and a landscape architect. They plan to include a detailed buffer exhibit in future versions of the PUD.
- **Tree Preservation:** Viable trees within 10 feet of the west and north boundary shall be preserved in accordance with the tree preservation standards in UDO 6.8(E), which requires developers to “take reasonable measures to...minimize the destruction of significant tree specimens” and sets standards for preservation.
- **Minimum Lot Landscaping:** In the Townhome hub, Minimum Lot Landscaping shall apply with the following modifications:
 - o Front yards will be sodded, the remainder of the Lot shall be seeded.
 - o Each unit will have a minimum of 1 Shade Tree and 4 Shrubs.
 - o Corner Lot units shall have 1 additional Shade Tree adjacent to the side façade.

The UDO (6.8(K)) requires 1 shade tree, 1 ornamental or evergreen tree, and 4 shrubs per dwelling unit in multi-family residential districts.

In the Lifestyle Amenities Hub and the Mixed Use Hub, the UDO Minimum Lot Landscaping standards (6.8(K)) shall apply.

Sign Standards:

- **Monument Signs:** Two monument signs will be permitted. The UDO limits Nonresidential Centers to one monument sign per center (UDO 6.17(J)(2)). Each monument sign will be in accordance with the monument sign standards in 6.17(J)(2)(a)(ii).
- **Wall Signs:** Wall signs for all buildings will follow the Center In-Line Tenant sign standards of the UDO (6.17(J)(5)). The PUD modifies the Center In-Line Tenant sign standards to say that the “Front Façade” can be either the façade with the primary entrance or the façade facing the External Street or frontage road. The UDO defines the “Front Façade” as the façade with the primary entrance. The UDO also includes standards for Outlot signage (6.17(J)(8)), however those standards will not apply.

Parking and Loading Standards: 20% of parking spaces will be reduced in size, from 9 feet by 18 feet per the UDO (6.14(G)(5)) to 8 feet by 18 feet. The number of spaces will be determined by the Director based on data from the applicant, which is in accordance with the UDO’s Parking Space requirements for “other uses” (6.14(G)(11)(n)).

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: The Lifestyle and Amenities Hub will count toward the required open space for the Townhomes.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City’s Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the “Comprehensive Plan”) identifies this Property within the “Local Commercial” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “Local Commercial” are: Community and local retail, Office, Services, Institutional uses, and Attached residential dwellings.

Development Policies for “Local Commercial” include:

- (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;
- (ii) require the size, materials, color, and design of buildings to be unique to Westfield;
- (iii) break up parking areas with landscaping or buildings;
- (iv) encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;
- (v) encourage pedestrian connections between local commercial areas and adjacent residential areas;
- (vi) use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;
- (vii) require buffering between commercial and residential uses; and
- (viii) utilize frontage roads to minimize traffic conflicts.

PROCEDURAL

Council Introduction: The petition was introduced at the October 11, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

- 1. The Comprehensive Plan.
- 2. Current conditions and the character of current structures and uses.
- 3. The most desirable use for which the land is adapted.
- 4. The conservation of property values throughout the jurisdiction.
- 5. Responsible growth and development.

DEPARTMENT COMMENTS

- 1. **Action:** Hold a public hearing at the November 1, 2021, Plan Commission meeting.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneder@westfield.in.gov.